

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

Property I.D. Numbers:  
45-06-24-204-003.000-027  
45-06-24-204-004.000-027

2017 043295

2017 JUL 14 AM 10:36

MICHAEL B. BROWN  
**TRUSTEE'S DEED**

This Indenture Witnesseth that the International Bank of Chicago, an Illinois Banking Corporation, as Trustee under the provisions of a certain Trust Agreement dated the 3rd day of July, 2013, and known as Trust Number 2013-5, having a principal place of business at 5069 N. Broadway St., Chicago, Illinois 60640 (hereafter referred to as the "Trustee" and "Trust", respectively), states as follows:

That the International Bank of Chicago is the duly appointed and acting Trustee as stated in the trust instrument.

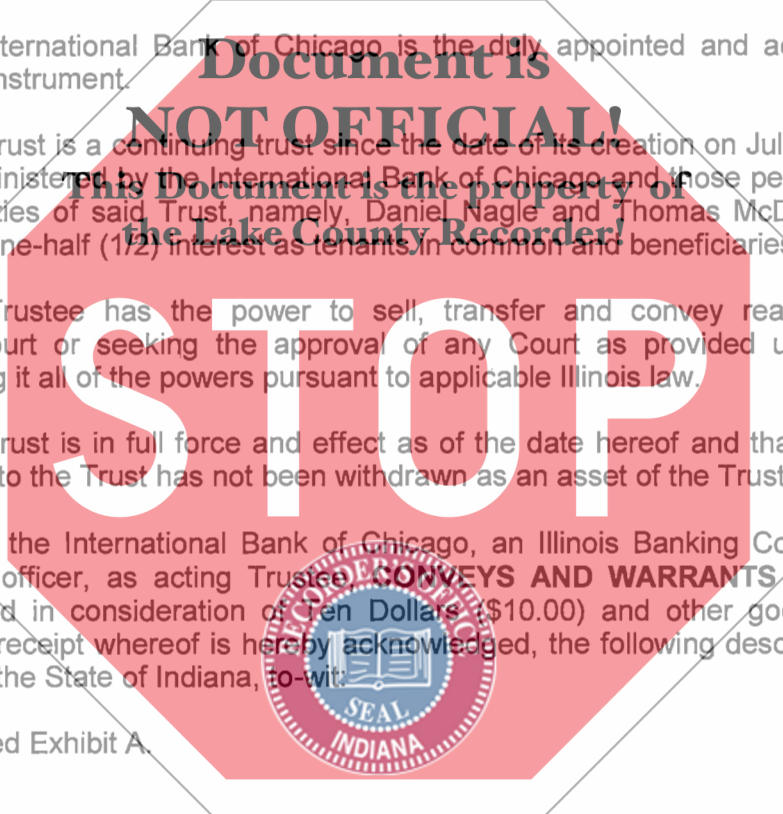
That said Trust is a continuing trust since the date of its creation on July 3, 2013, and is actively being administered by the International Bank of Chicago and those persons authorized to direct the activities of said Trust, namely, Daniel Nagle and Thomas McDonnell, who are each owners of a one-half (1/2) interest as tenants in common and beneficiaries of said Trust.

That the Trustee has the power to sell, transfer and convey real estate without petitioning any Court or seeking the approval of any Court as provided under said Trust agreement granting it all of the powers pursuant to applicable Illinois law.

That said Trust is in full force and effect as of the date hereof and that the real estate previously deeded to the Trust has not been withdrawn as an asset of the Trust.

WHEREIN, the International Bank of Chicago, an Illinois Banking Corporation, by its undersigned trust officer, as acting Trustee, **CONVEYS AND WARRANTS** to South Shore Plaza LLC, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

See attached Exhibit A.



**HOLD FOR MERIDIAN TITLE CORP**

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

025478

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MT  
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17-1249

In Witness the Trustee has hereunto set its hand this \_\_\_ day of May, 2017.

International Bank of Chicago, an Illinois Banking Corporation, as Trustee under the provisions of a certain Trust Agreement dated the 3rd day of July, 2013, and known as Trust Number 2013-5

By: **SEE EXCULPATORY RIDER**

Signature of Trust Officer

EN

Name (printed): \_\_\_\_\_

STATE OF ILLINOIS, COUNTY OF COOK, SS:

Before me, the undersigned a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ as a Trust Officer for the International Bank of Chicago, an Illinois Banking Corporation, as Trustee under the provisions of a certain Trust Agreement dated the 3rd day of July, 2013, and known as Trust Number 2013-5, who acknowledged the execution of the above and foregoing deed as the Trustee's free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and official seal this \_\_\_ day of May, 2017.

My Commission Expires: \_\_\_\_\_

County of Residence of Notary Public: \_\_\_\_\_

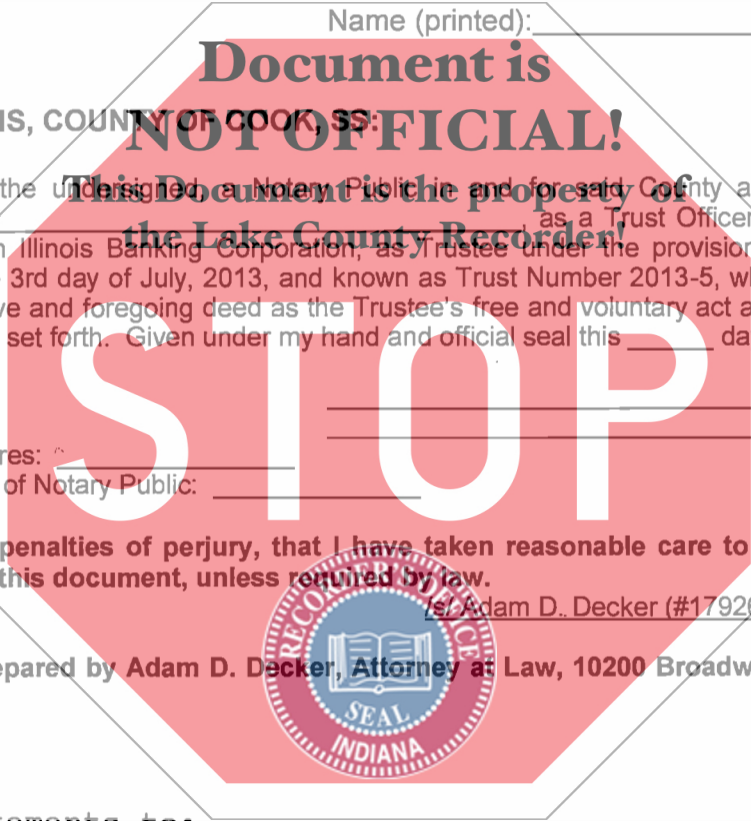
\_\_\_\_\_, Notary Public

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Adam D. Decker (#17926-64)

This instrument prepared by Adam D. Decker, Attorney at Law, 10200 Broadway, Crown Point, IN 46307.

Mail Tax Statements to:  
6485 Old Porter Rd.  
Portage, IN 46368



**EXCULPATORY RIDER**

This instrument is executed by INTERNATIONAL BANK OF CHICAGO, not individually but solely as Trustee as aforesaid in the exercise of the power and authority conferred on and vested in it as such Trustee. All the covenants and conditions to be performed hereunder by INTERNATIONAL BANK OF CHICAGO are undertaken by it solely as Trustee as aforesaid and not individually, and no personal or individual liability shall be asserted or enforceable against INTERNATIONAL BANK OF CHICAGO by reason of any of the covenants, statements, representation, indemnification or warrants expressed or implied herein contained in this instrument.

It is expressly understood and agreed by every person, firm or corporation claiming any interest under this document that INTERNATIONAL BANK OF CHICAGO, shall have no liability, contingent or otherwise, arising out of, or in any way related to the terms and conditions of the Trustee's Deed attached hereto and made a part hereof, including but not limited to court costs, litigation expense, and attorney's fees.

In the event of any conflict between the provision of this exculpatory rider and the provisions of the document of which it is attached, the provisions of this rider shall govern.

In Witness the Trustee has hereunto set its hand this 31 day of May, 2017.

International Bank of Chicago, an Illinois Banking Corporation, as Trustee under the provisions of a certain Trust Agreement dated the 3rd day of July, 2013, and known as Trust Number 2013-5, not individually but solely as Trustee as aforesaid

By: \_\_\_\_\_

Signature of Trust Officer

Name (printed): \_\_\_\_\_

*Mandy Ouach*



STATE OF ILLINOIS, COUNTY OF COOK, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mandy Ouach as a Trust Officer for the International Bank of Chicago, an Illinois Banking Corporation, as Trustee under the provisions of a certain Trust Agreement dated the 3rd day of July, 2013, and known as Trust Number 2013-5, who acknowledged the execution of the above and foregoing instrument as the Trustee's free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and official seal this \_\_\_\_\_

31<sup>st</sup> day of May, 2017.

\_\_\_\_\_, Notary Public

My Commission Expires: 05-30-18



*Wai Fong Moy*

**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 1, in Harrison Ridge Subdivision, in the Town of Munster, as per plat thereof, recorded in Plat Book 40, page 101, in the Office of the Recorder of Lake County, Indiana.

Property Address: 417-419 and 423 Ridge Road, Munster, IN 46321

